

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 15

CASE NUMBER/
PROJECT NAME

72-DR-2004
X Lofts

LOCATION

7116 & 7126 E Osborn Road

REQUEST

Request approval of a site plan, landscaping, and elevations for a commercial parcel for multi-family residential use.

OWNER

Grace Capital
480-860-5224

ENGINEER

P. K. Kland
480-344-0480

ARCHITECT/
DESIGNER

Todd & Associates Inc.
602-952-8280

APPLICANT/
COORDINATOR

Ron Alexander
Todd & Associates Inc.
602-952-8280

BACKGROUND

Zoning.

The site is currently zoned Downtown/Office Commercial, Type 2, Planned Block Overlay, Downtown Overlay, (D/OC-2, PBD, DO). This district permits multi-family residential housing units. With the Planned Block Development (PBD), the applicant has modified one site development standard: Maximum building height shall not exceed 38 ft. within 300 ft. of an R-1 district.

Context.

The site is located in the southern portion of Downtown, 250 feet west of the northwest corner of Scottsdale and Osborn Roads. Currently the site is vacant with no improvements, all previous buildings have been torn down. The five parcels that create the site are bordered by 6th Street on the north, Osborn Road on the south and Bishop Lane on the east. The site is completely surrounded by Highway Commercial District (C-3) zoned properties. They are as follows:

- North: Staples and Homestead Studio Suites (beyond 6th Street)
- East: Walgreen's (beyond Bishop Lane)
- South: Olive Garden and First Baptist Church (beyond Osborn Road)
- West: two small one-story office buildings (adjacent)

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant requests approval of site plan, landscape plan, and elevations for an 82 unit multi-family residential project.

Development Information:

- Existing Use: Vacant land
- Proposed Use: Multi-family residential Use

- Parcel Size: 2.71 acres (net)
- Building Height Approved: 50 feet
- Proposed Building Height: 50 feet
- Allowed Floor Area Ratio: 1.20 FAR
- Proposed Floor Area Ratio: 1.18 FAR
- Parking Required: 123 spaces
- Parking Provided: 166 spaces
- Number of Units: 82
- Total Square Footage: 45,943 square feet

DISCUSSION

The Downtown Guidelines specify that buildings in downtown be situated closer to adjacent streets than buildings in suburban-style developments to create more visual interest for pedestrians passing the site, and allows pedestrians easy access to sidewalks from the building. The proposed site plan will have building facades along all three adjacent streets (Bishop Lane, Osborn Road, and 6th Street). Access points, both vehicle and pedestrian, are found at the center point of the site along both 6th Street and Osborne Road. Vehicles enter a partially recessed parking garage that contains 166 parking spaces. Pedestrians enter a staircase leading up to the first level, which consists of a landscaped recreational courtyard. The amenities in the courtyard include a swimming pool, spas, an exercise building, restrooms, clubhouse building, and barbeque areas. Three stories of residential units, not exceeding 50 feet, are built around the courtyard, above the partially recessed garage.

The applicant has designed the building to have an urban feel with residential characteristics. Elevations have been broken up vertically and horizontally through the stepping back of wall planes, balconies with a variety of depths, cantilevered awnings, the use of different materials, and a contrasting color pallet. A series of stepping tower elements (Superlite Block) throughout the façade help create a strong relationship of the upper floors of the building to the ground. The building is accented with butterfly-style rooftops consisting of aluminum or stainless finish. The main body and tower elements of the building are composed of a reddish colored Superlite Block (Hayden) with tan colored Superlite Block (Tierra) accents. The applicant has chosen a green (Frazee Wild Grasses – 8175D) for the base stucco portion of the building and a tan (Frazee Tinderbox – 8683W) and a brown (Frazee Thatch Roof – 8695D) for the remaining stucco portions of the building. Windows and doors, both recessed, consist of clear glass framed in aluminum Dark Bronze. The applicant uses stainless steel for the architectural features such as the cantilevered awnings, balcony/stair railings, balcony screen, and the garage screens.

The street level landscaping consists of a variety of trees including the Orchid, Palo Brea, Weeping Wattle, Yellow Oleander, and Mexican Palm. The applicant has also incorporated block planters integrated with the building, decorative paving, benches, and night lighting along the building perimeters. To help step the building mass and better serve shelter to pedestrians, Staff has stipulated the

applicant to incorporate some trellis or covered walkway features along the perimeter of the site.

COMMUNITY
INVOLVEMENT

The applicant has sent letters to all property owners within 300 feet of the site describing the request for site plan and elevations approval. At the time of writing this report, Staff did not receive any calls from the public regarding this application.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

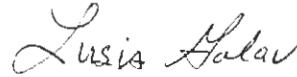
STAFF CONTACT(S)

Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY



Bill Verschuren
Report Author



Lusia Galav, AICP
Interim Current Planning Director,
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan - site
6. Landscape Plan - podium
7. Color Elevations (South and East)
8. Color Elevations (North and West)
9. Black and White Elevations (South and East)
10. Black and White Elevations (North and West)
11. Color Perspective
12. Garage Floor Plan
13. First Floor Plan
14. Second Floor Plan
15. Third Floor Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Architecture/
Planning/
Landscape
Architecture

'X' Lofts
04.2085.00
Project Narrative

'X' Lofts is a proposed residential community of 82 urban loft condominiums located on 3.5 gross acres at the northwest corner of Osborn Road and Bishop Lane. Units will range in size from 968 square feet to 1,990 square feet.

There will be a partially recessed parking garage with 166 parking spaces located on the first level. Three stores of residences will be located on top of the garage podium, arranged to surround a landscaped recreational courtyard. Amenities in the courtyard will include a swimming pool, two spas, an exercise building, restrooms, a clubhouse building with kitchen, bar-be-que's and gas fireplaces.

The buildings exterior will be urban, yet residential in character, and consistent with its downtown Scottsdale location. A series of stepping Founder's "brick" tower elements within the façade will ground the building to the site. Landmark butterfly-style rooftops will have an aluminum or stainless steel finish as will decorative garage screens and third floor balcony railings. Large windows will be shaded by cantilevered awnings and / or balconies.

The ground plane will be accented by "Brick" planters, street trees, accent paving, benches and night lighting for security and visual appeal.



X Lofts

72-DR-2004

ATTACHMENT #2



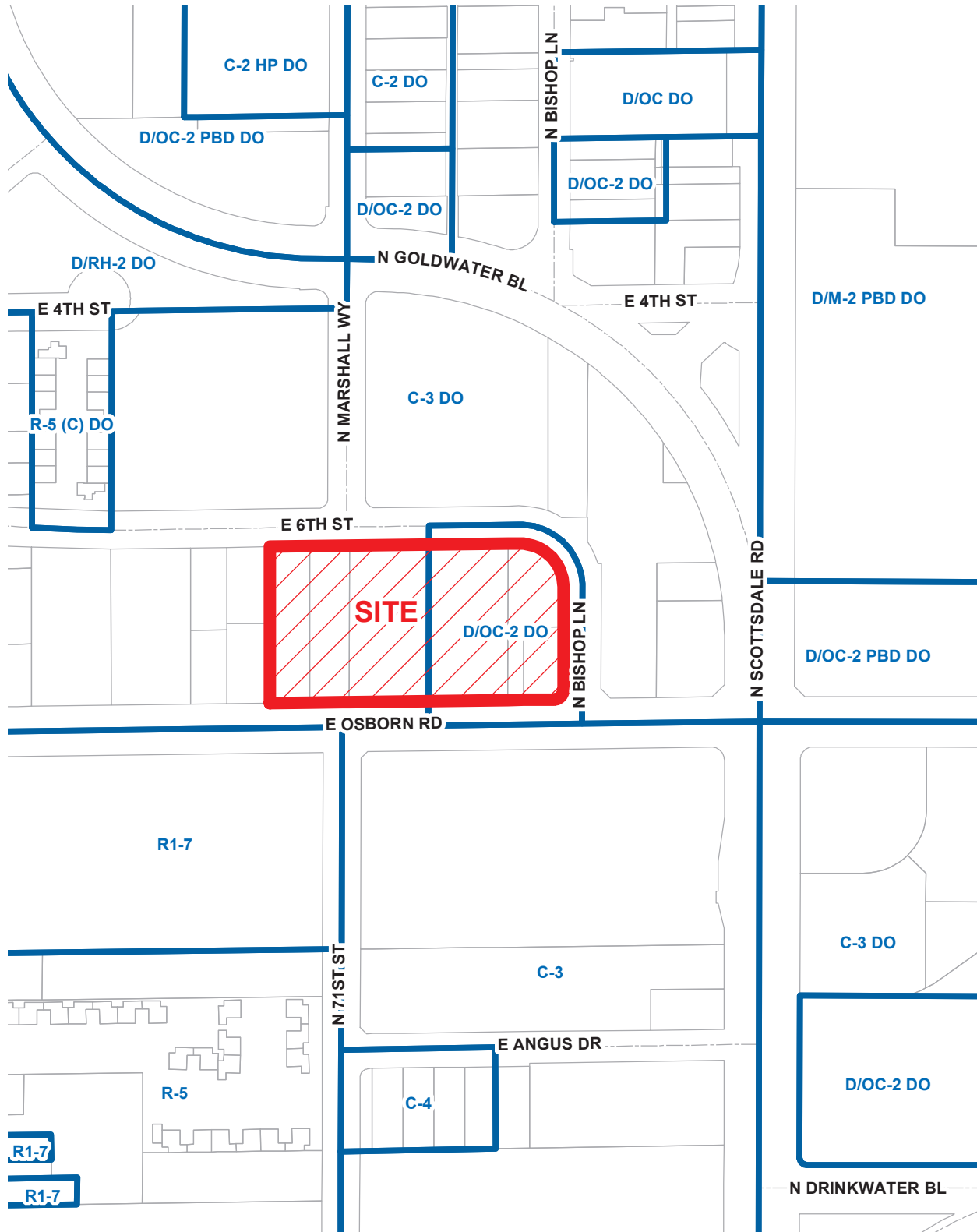
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G.I.S. ORTHOPHOTO 2003

X Lofts

72-DR-2004

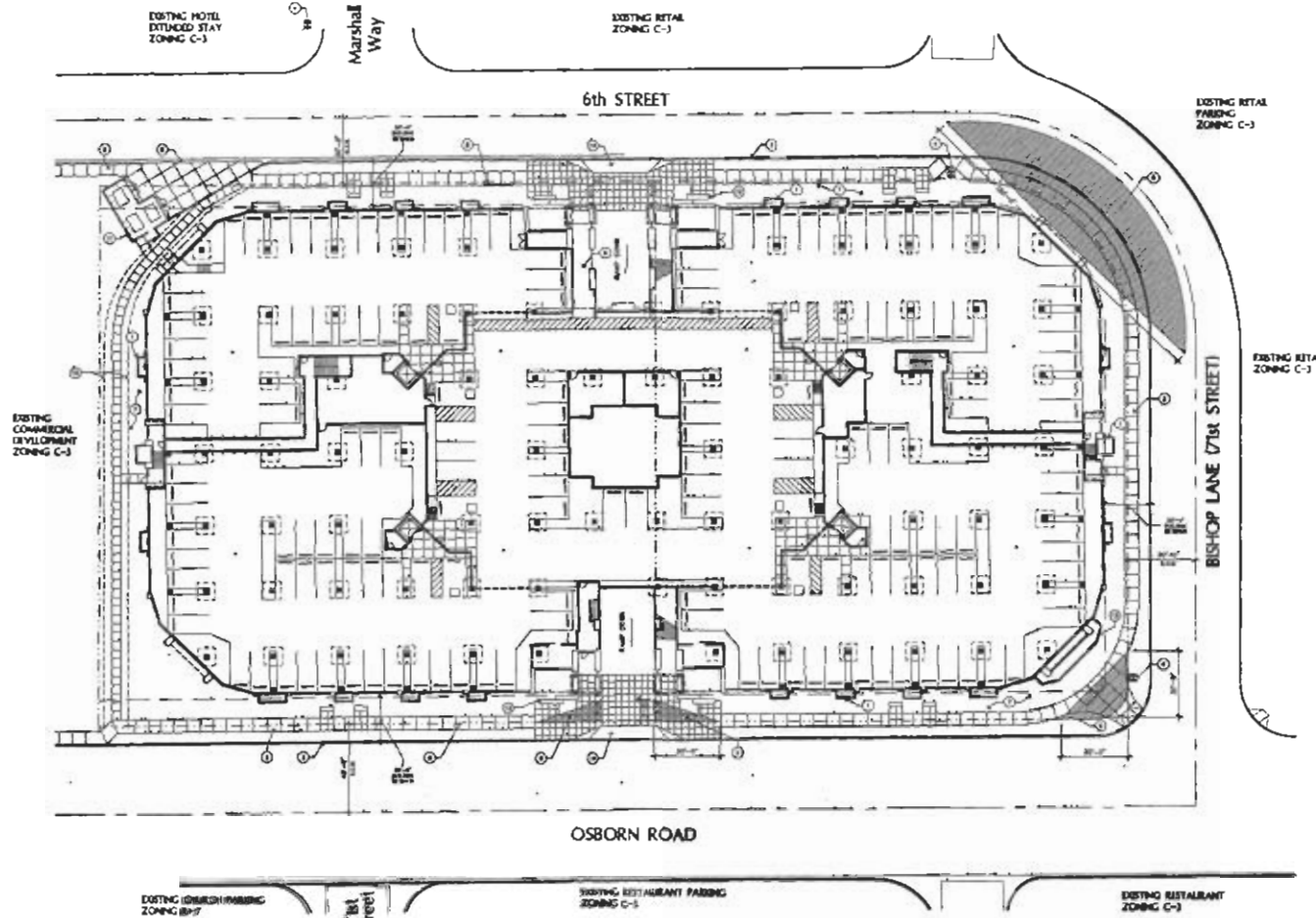
ATTACHMENT #2A



72-DR-2004

ATTACHMENT #3

72-DR-2004
07/15/05



SITE DATA

Project Name	72-DR-2004
Client	Grace Capital, LLC
Address	1340 GARY D. TODD
City	Scottsdale, AZ
County	Maricopa
State	Arizona
Zip	85259
Project No.	72-DR-2004
Revision No.	1
Revision Date	07/15/05
Revision Description	Initial Site Plan
Prepared By	[Signature]
Checked By	[Signature]
Approved By	[Signature]
Date	07/15/05

- REVISIONS**
1. Initial Site Plan
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SITE PLAN



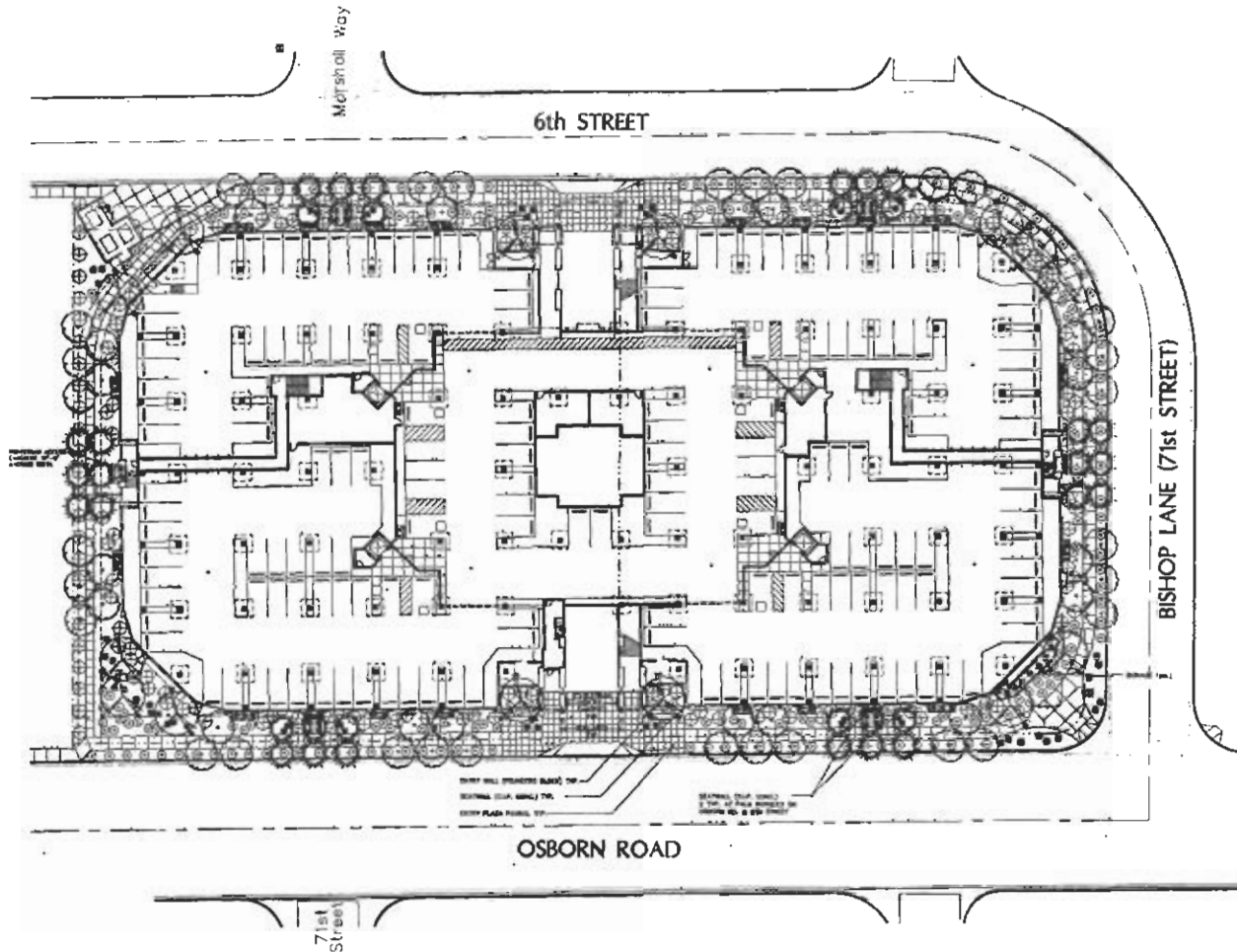
Vicinity Map



























30' HOOTS
SCOTTSDALE, ARIZONA
GRACE CAPITAL, LLC
1340 GARY D. TODD
SCOTTSDALE, AZ 85259
GARY D. TODD
Professional Engineer
No. 1340
State of Arizona
07/15/05

ATTACHMENT #5

72-DR-2004
07/15/05



PLANT		ANIMAL	
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LANDSCAPE NOTES

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LANDSCAPE PLAN - SITE



VICINITY MAP



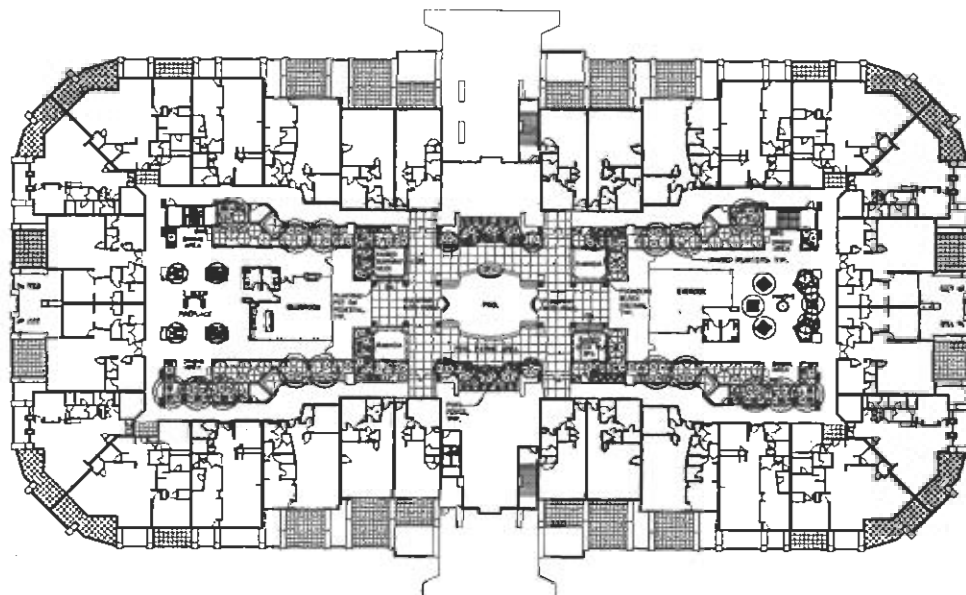
2' LOFTS
SCOTTSDALE, ARIZONA




















GRACE CAPITAL, L.L.C.
9700 E. BROADWOOD SQ. STE. 630
SCOTTSDALE, AZ. 85268

DRG 140-01

For Authors, Writing Language Guidelines
 104 Ruth M. Hall · 104
 104 Ruth M. Hall · 104
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72-DR-2004
07/15/05



PLANT LIST			
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LANDSCAPE NOTES

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LANDSCAPE PLAN - PODIUM

VICINITY MAP



2' LOFTS
BODY RAIL, 2000

GRACE CAPITAL, LLC
8800 E. HIGHWOOD SQ. STE. 400
SCOTTSDALE, AZ 85258

FIG. 10.

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ATTACHMENT #7

72-DR-2004
05/27/05

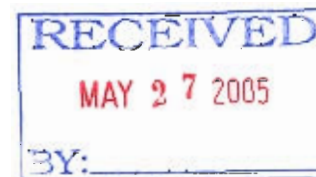


FRONT (SOUTH) EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	05/27/05	GARY TODD
2	REVISION	05/27/05	GARY TODD
3	REVISION	05/27/05	GARY TODD
4	REVISION	05/27/05	GARY TODD
5	REVISION	05/27/05	GARY TODD
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8	REVISION	05/27/05	GARY TODD
9	REVISION	05/27/05	GARY TODD
10	REVISION	05/27/05	GARY TODD



2X LOFTS
SCOTTSDALE, ARIZONA
GRACE CAPITAL LLC
1900 E. RICHWOOD BL. SUITE 200
SCOTTSDALE, AZ 85261
DOWNSIDE
Architect/Engineer/Planner/Interior Designer
1000 E. RICHWOOD BL. SUITE 200 SCOTTSDALE, AZ 85261
Tel: 480-344-1000 Fax: 480-344-1001
www.gracecapital.com

NO.	DESCRIPTION	DATE
1	PROJECT	7/1/04
2	DESIGN	7/1/04
3	CONSTRUCTION	7/1/04
4	OPERATION	7/1/04
5	MAINTENANCE	7/1/04
6	REPAIR	7/1/04
7	RENOVATION	7/1/04
8	REMODEL	7/1/04
9	RECONSTRUCTION	7/1/04
10	REDEMPTION	7/1/04
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20	REDEMPTION	7/1/04



REAR (NORTH) EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



REAR (NORTH) EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



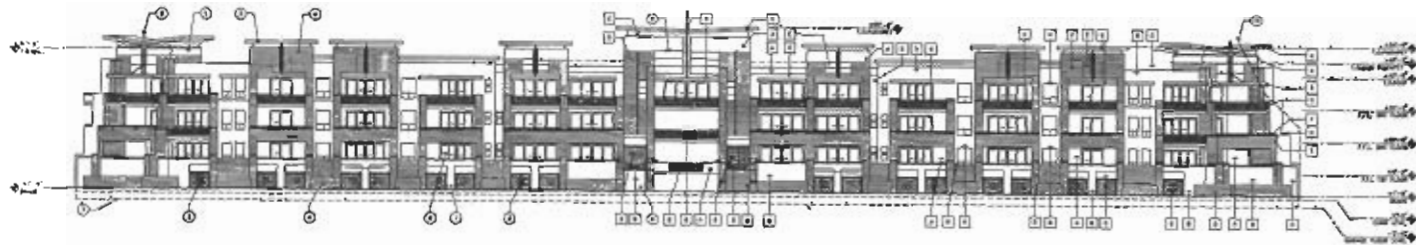
2X LOFTS
SCOTTSDALE, ARIZONA
GRACE CAPITAL, LLC
1800 E. RICHMOND RD. SUITE 200
SCOTTSDALE, AZ 85261
DIB: 10/04/04
Architect/Engineer/Interior Designer
480.444.4444 • Fax: 480.444.4444 • 480.444.4444 • 480.444.4444
May 10/04/04 (see 10/04/04) • 10/04/04

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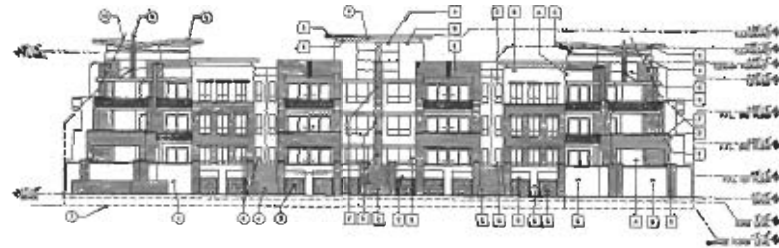
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72-DR-2004
05/27/05

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FRONT (SOUTH) EXTERIOR ELEVATION
DATE: 5/17/05



RIGHT SIDE EXTERIOR ELEVATION
DATE: 5/17/05

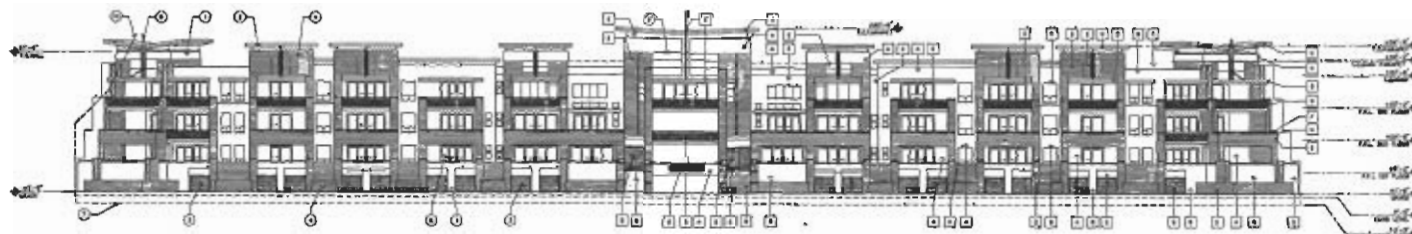
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- REVISIONS**
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- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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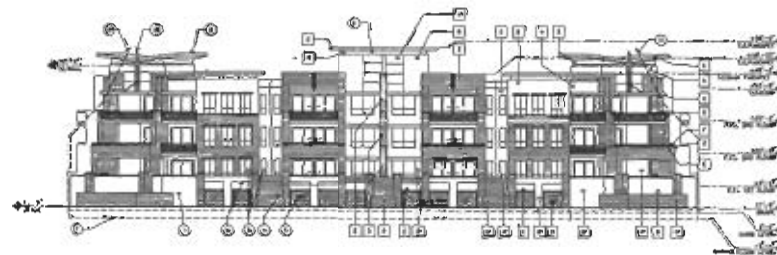


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MAY 27 2005
BY: _____

OK LOFTS
SCOTTSDALE, ARIZONA
GRACE CAPITAL, LLC
1100 S. MONROE RD. SUITE 100
SCOTTSDALE, AZ 85260
GRACE CAPITAL, LLC
1100 S. MONROE RD. SUITE 100
SCOTTSDALE, AZ 85260
TODD & ASSOCIATES, INC.
1100 S. MONROE RD. SUITE 100
SCOTTSDALE, AZ 85260

72-DR-2004
05/27/05

REAR (NORTH) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

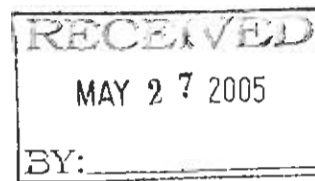
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NOTES

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GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF PHOENIX AND THE STATE OF ARIZONA.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE CITY OF PHOENIX AND THE STATE OF ARIZONA.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



40' LOFTS
SCOTTSDALE, ARIZONA
GRACE CAPITAL, LLC
7001 E. BOWLING GREEN RD., SUITE 100
SCOTTSDALE, AZ 85258
ORR International
Architectural, Planning, Consulting, Construction Management
1000 West 10th Street, Suite 1000, Phoenix, AZ 85001
Tel: 602.258.1000 Fax: 602.258.1001
www.orr-intl.com





72-DR-2004
05/27/05

10' LOFTS
SCOTTSDALE, ARIZONA

GRACE CAPITAL, LLC
9500 E. BROWNWOOD SQ. DR., #201
SCOTTSDALE, AZ 85258

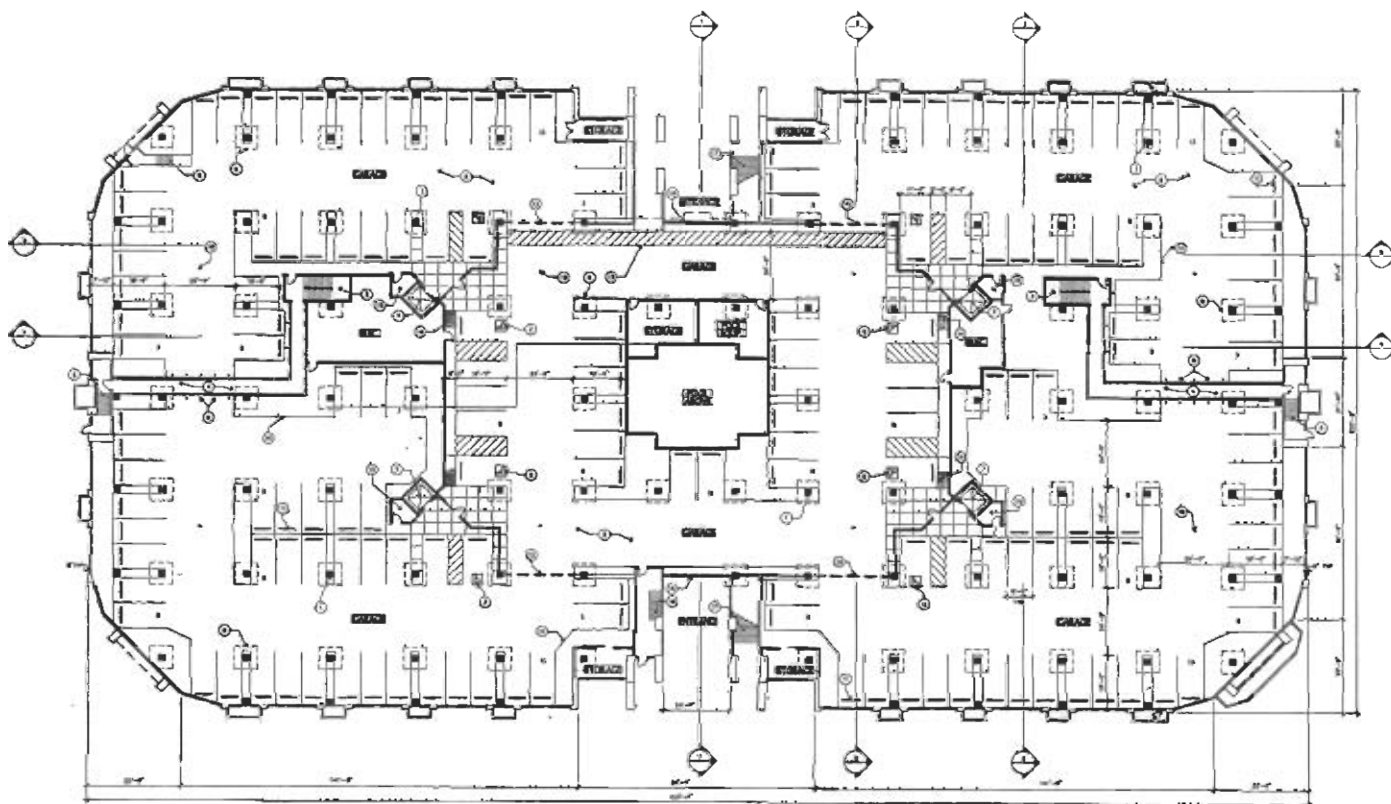
DRG Submitted

Architect/Planner/Landscape Architect
10000 N. 10th Ave. • Suite 1000 • Scottsdale, AZ 85258 • (480) 941-1000
Fax: (480) 941-1001 • www.gracecapital.com

10000
N. 10th Ave.

ATTACHMENT #12

72-DR-2004
05/27/05

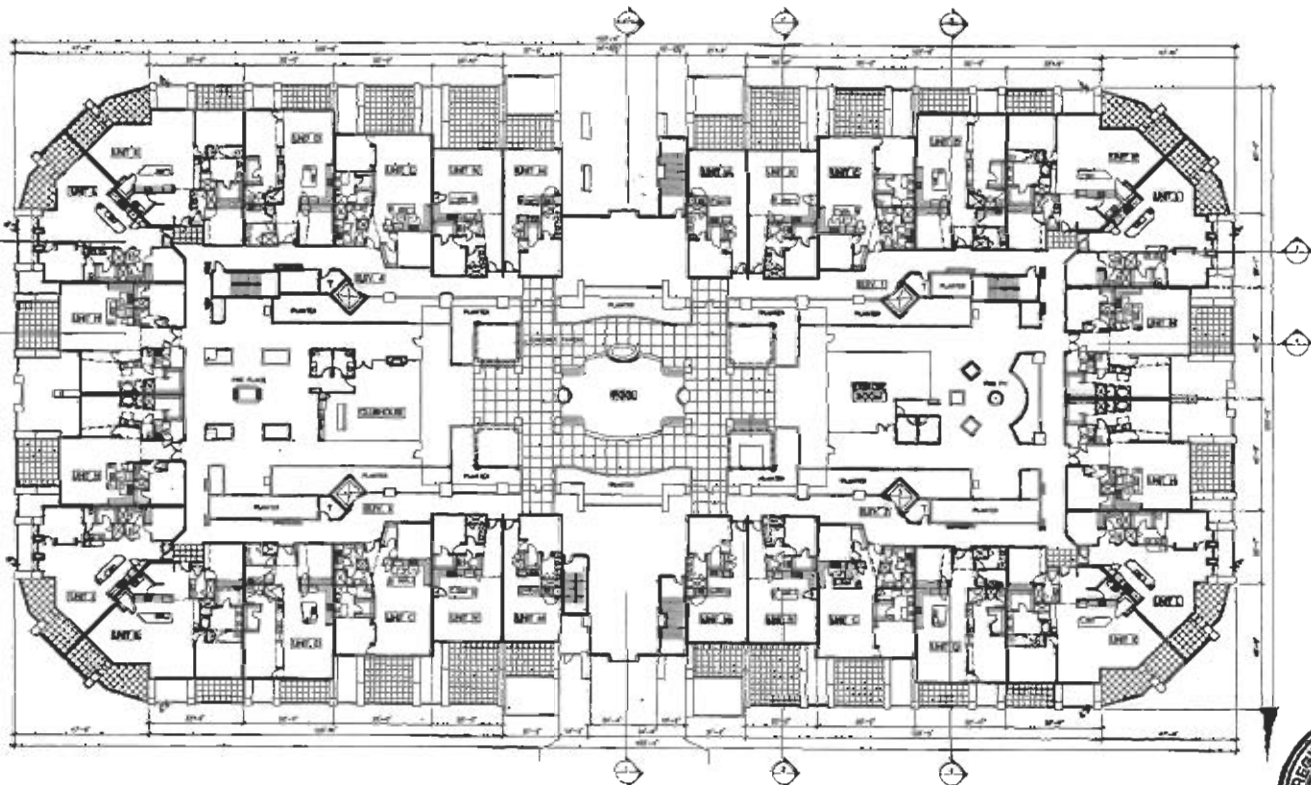


GARAGE PLAN
SCALE: 1/8" = 1'-0"

- 1. EXISTING ROOM
- 2. EXISTING WALLS, FLOOR, CEILING
- 3. EXISTING DOOR
- 4. EXISTING WINDOW
- 5. EXISTING STAIR
- 6. EXISTING ELEVATOR
- 7. EXISTING MECHANICAL
- 8. EXISTING ELECTRICAL
- 9. EXISTING PLUMBING
- 10. EXISTING HVAC
- 11. EXISTING FIRE
- 12. EXISTING SECURITY
- 13. EXISTING LANDSCAPE
- 14. EXISTING SITE PLAN
- 15. EXISTING SIGN
- 16. EXISTING FURNITURE
- 17. EXISTING EQUIPMENT
- 18. EXISTING UTILITY
- 19. EXISTING STORAGE
- 20. EXISTING OTHER



70' LOFTS
SCOTTSDALE, ARIZONA
GRACE CAPITAL, L.L.C.
9500 E. BOWMAN RD. SUITE 200
SCOTTSDALE, AZ 85258
GRACE CAPITAL
Architect/Engineer/Interior Designer
and more...
www.gracecapital.com



3RD FLOOR BUILDING PLAN

SECTION 1: LOBBY	CLASH 12
SECTION 2: CORRIDOR	CLASH 13
SECTION 3: STAIR	CLASH 14
TOTAL	CLASH 15



7X LOFTS
SCOTTSDALE, ARIZONA

GRACE CAPITAL, LLC
1000 L. BROWARD SQ. SUITE 4201
SCOTTSDALE, AZ 85268

UDD Schematic

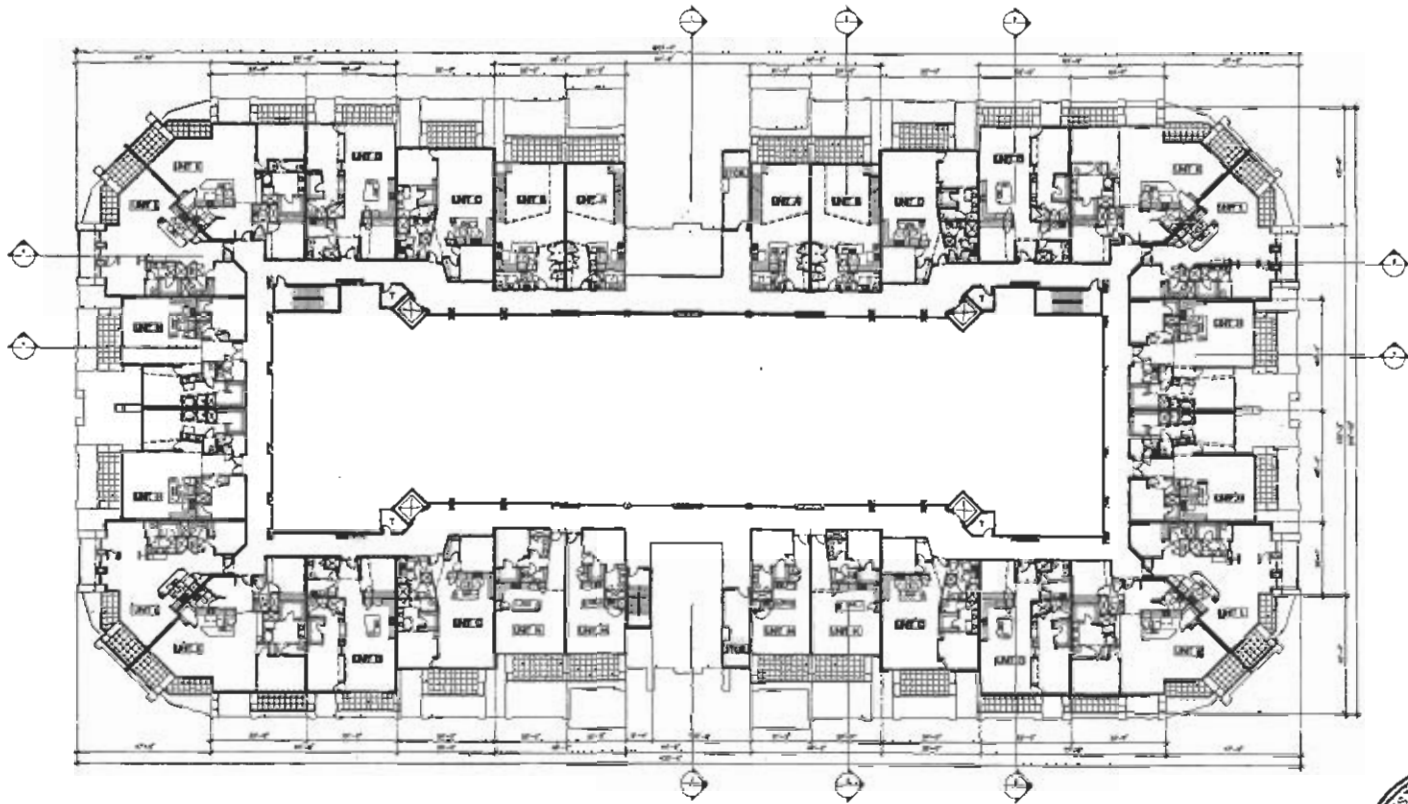
Architect/Planner/Engineer/Interior Designer
and more services... Scottsdale, AZ 85268... 480.440.0000... 480.440.0000... 480.440.0000

UDD Schematic

72-DR-2004
05/27/05
ATTACHMENT #13

ATTACHMENT #14

72-DR-2004
05/27/05



2nd FLOOR BUILDING PLAN

ADDITIONAL SPACE	4,500 SF
REDUCTION / FINISH	1,000 SF
TOTAL	4,500 SF



50' LOFTS
SCOTTSDALE, ARIZONA

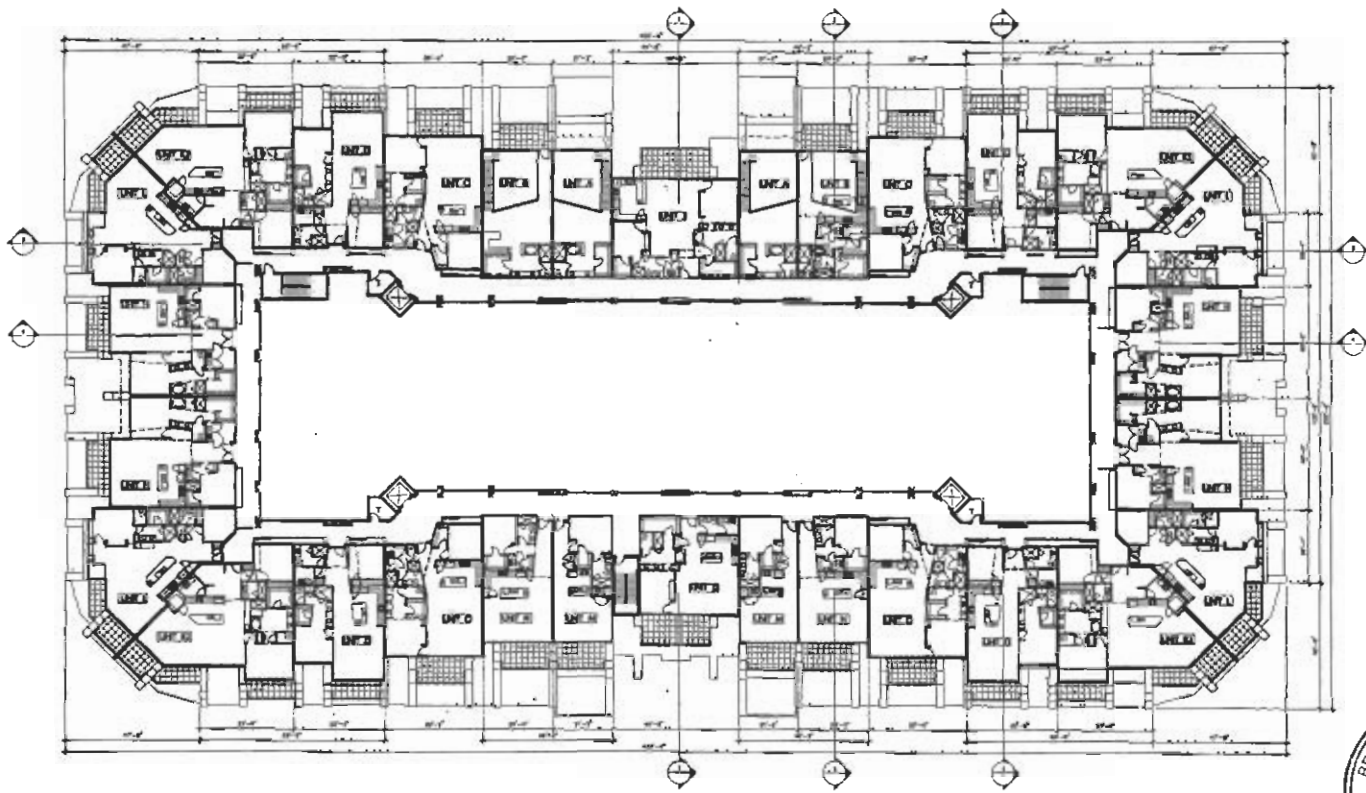
GRACE CAPITAL, L.L.C.
9300 E. BROWNWOOD SQ. DR. 400
SCOTTSDALE, AZ 85258

DRS: Submittal

400 E. Main Street, Phoenix, Arizona 85004
400 E. Main Street, Phoenix, Arizona 85004
400 E. Main Street, Phoenix, Arizona 85004



72-DR-2004
05/27/05



3rd FLOOR BUILDING PLAN

REVISIONS
DATE
BY
REVISION
DATE
BY

REGISTERED ARCHITECT
GARY A. TOLSON
13457
7005
ARIZONA, U.S.A.
[Signature]
5/24/05

20' LOFTS
SCOTTSDALE, ARIZONA
GRACE CAPITAL, LLC
1905 N. BOWWOOD SQ. SUITE 200
SCOTTSDALE, AZ 85262
GRACE SUBMITTAL
Architect/Engineer/Interior Designer/Architect
4400 N. 19th Ave. Suite 200 Scottsdale, AZ 85262
Tel: 480.344.1111 Fax: 480.344.1112
www.gracecapital.com



X - LOFTS
7116 & 7126 E. OSBORN
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS "B" FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS EX- DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|---|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT. HAZ ORD. HAZ. GR -I
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Case Name
Case 72-DR-2004**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Todd & Associates, Inc with date provided on the plans by City Staff of 5/27/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Todd & Associates, Inc with a plan date provided on the plans by City Staff of 7/15/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted Todd & Associates, Inc with a plan date provided on the plans by City Staff of 7/15/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the a foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. All doors and windows shall be recessed 50% of the wall depth, excluding architectural detailing, from the exterior face of glazing to the exterior face of the wall. The applicant shall provide cross-sections of a typical door and window with the Final Plans submittal.

Ordinance

- A. The final design of the all elements above 50-feet shall not exceed 10% of the ground/garage floor area.

ATTACHMENT B

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. All trees provided shall be a minimum caliber of 4 inches for a single trunk tree and /or 2 ½ inches for a multi trunk tree.
13. On the site plan and landscape plan, the applicant shall incorporate some trellis or covered walkways, and label all pedestrian lighting and street furnishings along the sidewalks on 6th Street, Bishop Lane, and Osborn Drive with the final plans submittal.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. All exterior luminaries with HID lamps, and luminaries within the garage that are visible from off site shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
15. All exterior luminaries with lamp sources other than HID, shall contain shields that screen the lamp source from view.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished grade to the bottom of any exterior luminaire shall not exceed 20 feet.
18. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
19. Incorporate into the project's design, the following:

Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- B. The applicant shall provide bike parking in accordance with the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical, and tapered.
23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- C. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 52-ZN-1997, 52-ZN-1997 #2, 52-ZN-1997 #3.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
25. Basin Configuration:
- a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - b. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - c. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- (1) The bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
- (2) Off-site runoff must enter and exit the site as it did historically.

- (3) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit an approved stormwater storage waiver application.
- F. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- G. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

- 26. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 27. The developer shall design and construct this site's driveway in general conformance with driveway type CL-1, Standard Detail # 2256.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

- 28. The developer shall maintain the average 10 ft-wide (minimum of 5 ft-wide) public access easement on the west side of the site. Prior to Final Plans approval, the Developer shall dedicate the public access easement on the west side of the site.
- 29. The developer shall provide a minimum parking-aisle width of 24 feet.
- 30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 31. The developer shall construct a sidewalk along all street frontages. The width of the sidewalk shall be a minimum of 8-ft wide.
- 32. The developer shall construct a pedestrian connection from the site building to 6th Street.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
1-foot V.N.E.	The developer shall dedicate a one-foot wide vehicular non-access easement on Osborn Road, Bishop Lane & 6 th Street except at the approved street entrance and the two emergency access points.

DRB Stipulations

33. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

34. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage Osborn Road, Bishop Lane & 6th Street except at the approved driveway location.

35. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

J. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25.00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

36. A total of 3 refuse enclosures (or one double and one single enclosure) are required for the proposed project. The proposed refuse enclosure, as shown on the site plan, shall be positioned at an angle of 30 degrees to the center line of 6th Street.

37. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

38. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

M. Refuse enclosures are required as follows:

- (1) Apartments, condominiums: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

N. Underground vault-type containers are not allowed.

O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

39. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

40. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

41. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
42. On-site sanitary sewer shall be privately owned and maintained.
43. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

44. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]